



For Sale or Lease

📍 8300 N FM 620, Unit E - Austin, TX 78726

Property Overview

Address:	8300 N FM 620, Unit E, Austin, TX 78726
Land (AC):	0.31 Acres
Building Size (SF):	6,655 SF (w/ 2 outdoor patio areas & shared access to playground)
Traffic Counts:	N FM 620: 40,045 CPD
Access:	N FM 620 Wilson Park Ave
Pricing & Lease Rates:	Call Broker

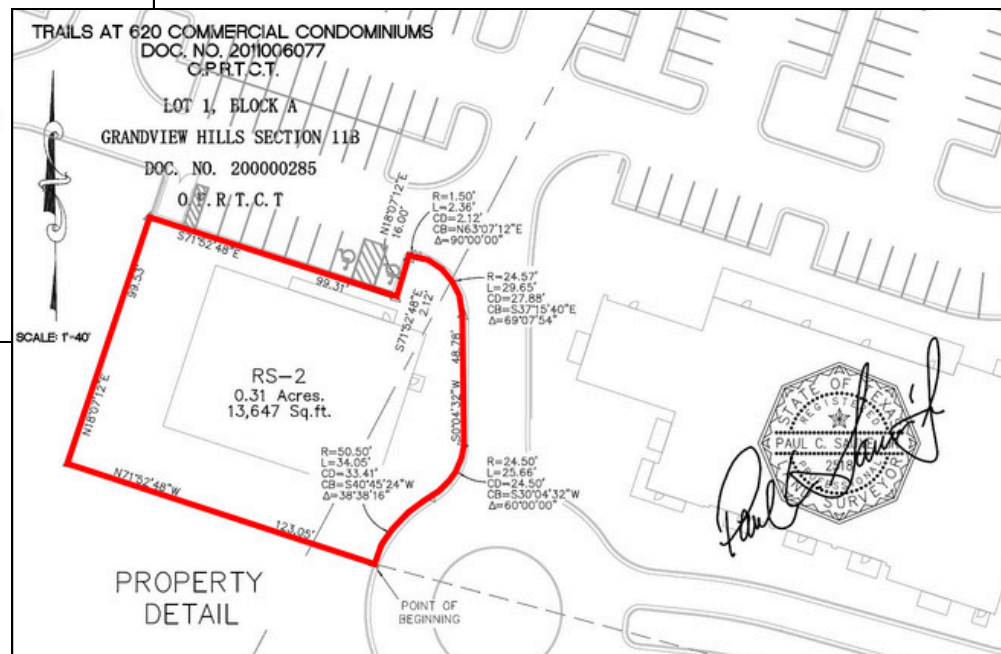
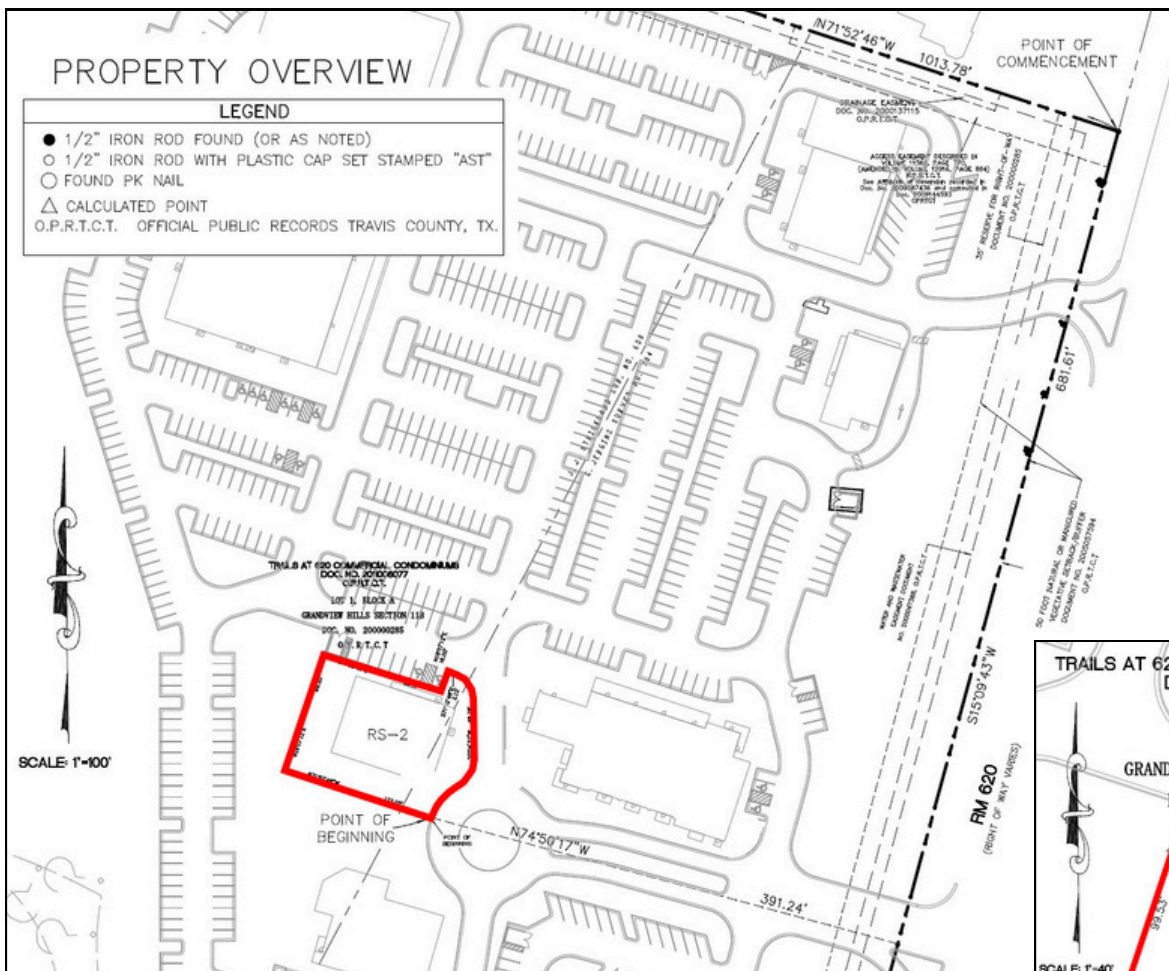
Area Retailers:



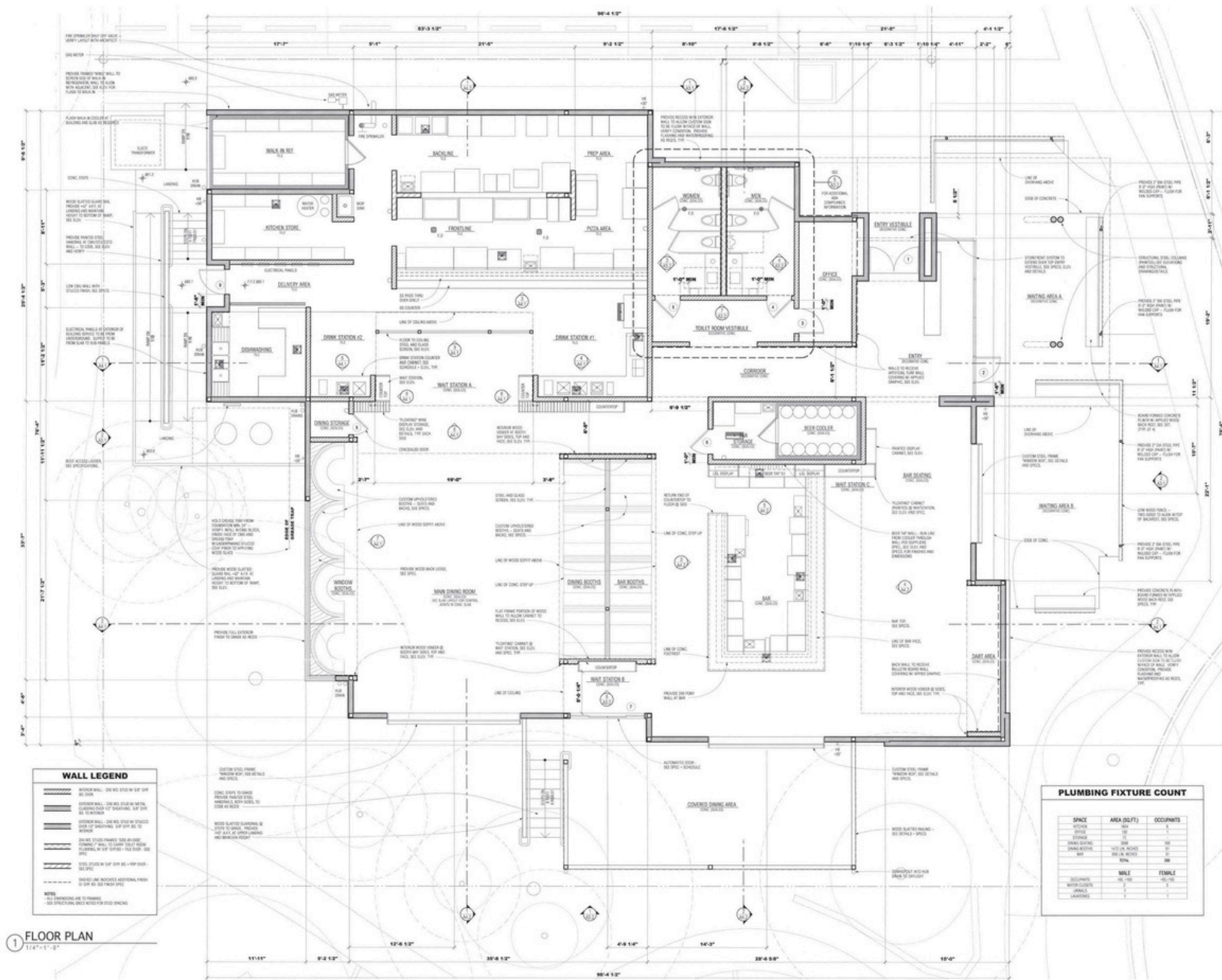
Demographics

	1 mile	3 miles	5 miles
2024 Estimated Population	6,030	32,210	123,858
2024 Estimated Households	3,057	13,008	50,645
2024 Average Household Income	\$131,413	\$219,038	\$197,131
2024 Daytime Population	4,905	29,017	116,562

Survey



Floorplan



Trade Area





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